

MEMORANDUM

Document ¹³ No. 4873
adopted MARCH 12, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
 STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
 NEIGHBORHOOD PLANNING AND ZONING
 GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
 PLANNING AND ZONING
 JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1			
Back Bay	1			
Beacon Hill				
Charlestown	2			
Chinatown				
City Proper				
Dorchester	2			
East Boston	2	2	1	
Fenway	1			
Government Center				
Hyde Park	2			
Jamaica Plain	1			
Kenmore				
Mattapan	1			
North End				
Roslindale				
Roxbury	3		1	1
South Boston	2			
South Cove	1			
South End			1	
West Roxbury	1			

Allston-Brighton

Approval Z-9644. 223 Harvard Avenue. Twelve apartments, office, laundromat.

Back Bay

Approval Z-9641. 324 Newbury Street. Two-story addition

Charlestown

Approval Z-9541. 48 Harvard Street. One-story addition.

Approval Z-9648. 4 Mt. Vernon Street. One to two-family dwelling.

Dorchester

Approval Z-9639. 1538-1540 Dorchester Avenue. Enclose porches.

Approval Z-9660. 56-58 Rosseter Street. Two-family dwelling.

East Boston

Denial Z-9631. 20 Chelsea Street. Four to five apartments.

Denial Z-9643. 328 Princetown Street. Two-family dwelling.
w/o Prejudice

Approval Z-9655. 107 Saratoga Street. Two-family dwelling.

Denial Z-9616. 320 Maverick Street. Truck rentals.

Approval Z-9646. 464 Bremen Street. Additional retail store.

Fenway

Approval Z-9640. 89 Park Drive. Basement apartment.

Hyde Park

Approval Z-9642. 11 Collins Street. One-family dwelling.

Approval Z-9659. 87 Child Street. Artists' studio-workshop.

Jamaica Plain

Approval Z-9653. 123-125 Williams Street. Enclose, extend rear porches.

Mattapan

Approval Z-9652. 29-31 Bicknell Street. Two-family dwelling.

Roxbury

Approval Z-9657. 34 Juniper Street. Porch additions.

Approval Z-9658. 120 Highland Street. Four-family dwelling.

Approval Z-9600-9611. Circuit, Alpine, Regent, Fountain,
and Herman Streets. 106 apartments.

Denial Z-9663. 196-200 Hampden Street. Address concerns.
w/o Prejudice.

Deferral Z-9664. 810 Parker Street. Address concerns.

South Boston

Approval Z-9645. 24 Vinton Street. One to two-family dwelling.

Approval Z-9647. 50 H Street. Rear decks.

South Cove

Approval Z-9654. 17 Cortes Street. Five apartments.

South End

Denial Z-9656. 90-96 Hammond Street. Meet with community.
w/o Prejudice

West Roxbury

Approval Z-9662. 145 Westmoor Road. One-family dwelling.

BOARD OF APPEAL REFERRALS

March 12, 1987

		<u>Hearing</u>	
1.	Z-9541	3/24/87	Donald T. Dennis 48 Harvard Street, Charlestown
* 2.	Z-9616	3/31/87	Michael Cifuni 320 Maverick Street, East Boston
3.	Z-9631	3/24/87	Anand Bassant 20 Chelsea Street, East Boston
4.	Z-9639	3/24/87	Michael L. & John A. Harrison 1538-1540 Dorchester Avenue, Dorchester
5.	Z-9640	3/24/87	Milestone Properties 89 Park Drive, Boston
* 6.	Z-9641	3/24/87	Peter Agris 324 Newbury Street, Boston
7.	Z-9642	3/24/87	Nasseb J. Sabbag 11 Collins Street, Hyde Park
8.	Z-9643	3/24/87	James Rosatto & James Stella 328 Princeton Street, East Boston
9.	Z-9644	3/24/87	Harvard Realty Trust 223 Harvard Avenue, Allston
10.	Z-9645	3/24/87	Francis P. Woods 24 Vinton Street, South Boston
*11.	Z-9646	3/24/87	Nicola R. Dilibero 464 Bremen Street, East Boston
12.	Z-9647	3/24/87	Owen Kiernan 50 H Street, South Boston
13.	Z-9648	3/24/87	Paula Lesiczka-Golden 4 Mt. Vernon Street, Charlestown
14.	Z-9652	3/24/87	City of Boston 31 Bicknell Street, Mattapan
15.	Z-9653	3/24/87	Stephen C. Serrette 123-125 Williams Street, Jamaica Plain
*16.	Z-9654	3/24/87	Charles C. Patsos 17 Cortes Street, Boston
17.	Z-9655	3/24/87	Jeremy T. Ko 107 Saratoga Street, East Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

March 12, 1987

Hearing

- | | | | |
|------|-------------|---------|--|
| 18. | Z-9656 | 3/24/87 | BHW Realty Trust
90-96 Hammond Street, Boston |
| 19. | Z-9657 | 3/24/87 | Bruce R. Applebaum
34 Juniper Street, Roxbury |
| 20. | Z-9658 | 3/31/87 | The 120 Highland Street Realty Trust
120 Highland Street, Roxbury |
| 21. | Z-9659 | 3/31/87 | Enrico V. & Brenda Pinardi
87 Child Street, Hyde Park |
| 22. | Z-9660 | 3/31/87 | Virginia Morrison
56-58 Rosseter Street, Dorchester |
| 23. | Z-9662 | 3/31/87 | Zafer Y. & Maureen B. Farah
145 Westmoor Road, West Roxbury |
| 24. | Z-9663 | 3/31/87 | Superior Concepts Corporation
196-200 Hampden Street, Roxbury |
| 25. | Z-9664 | 3/31/87 | Sandra Cotterell
810 Parker Street, Roxbury |
| *26. | Z-9600-9611 | 3/12/87 | Boston Redevelopment Authority
19-47 Circuit Street, 57-63 Alpine Street,
43-67 & 46-70 Regent Street, 9-27 Fountain
Street, and 1-9 & 2-6 Herman Street
Roxbury |

*not included in original submission

MEMORANDUM

March 12, 1987

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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
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GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/24/87 Z-9541
Donald T. Dennis
48 Harvard Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9541, Donald T. Dennis, 48 Harvard Street, Charlestown, for two variances to erect one-story addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that egress stairs and rear deck be redesigned and such plans be submitted to the Authority for design review approval. New design and relocation of deck and stairs would provide a needed rear setback between Harvard and Prescott Street. Addition will create space for expanding family.



Z-9541

48 HARVARD ST

CHARLESTOWN

Hearing: 3/31/87 Z-9616
Michael M. Cifuni
320 Maverick Street
East Boston

Site: Gas station - repair shop garage and sale of used cars

District(s): Manufacturing (M-1)

Purpose: Use premises for truck rental.

Violation(s): Yard for storing or servicing trucks is conditional use.

VOTED: In reference to petition Z-9616, Michael M. Cifuni, 320 Maverick Street, East Boston, for conditional use to use premises for truck rental in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Outdoor parking for truck rentals is a conditional use allowed in an M-1 zoning district provided that the yard is at least one hundred and fifty feet from every S, R, and H district. The site of the proposed use abuts an H-1-40 zoning district across the street and is adjacent to an H-1 zoning district. This is a densely populated neighborhood that has been severely impacted in the past by traffic from Logan Airport. The only access to the site is through congested community streets thus posing hazardous conditions for residents. The site is already used as a repository for disabled vehicles. There have been strong community objections regarding this proposal. In summary, the Zoning Code's provisions for conditional uses in an M-1 zone, the site's proximity to a densely populated neighborhood, and inaccessibility for truck traffic, render this site inappropriate for any expansion or intensification of uses which could have a deleterious effect on this neighborhood.



Z-9616

320 MAVERICK ST EAST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9631
Anand Bassant
20 Chelsea Street
East Boston

Site: 3½-Story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four to five apartments.

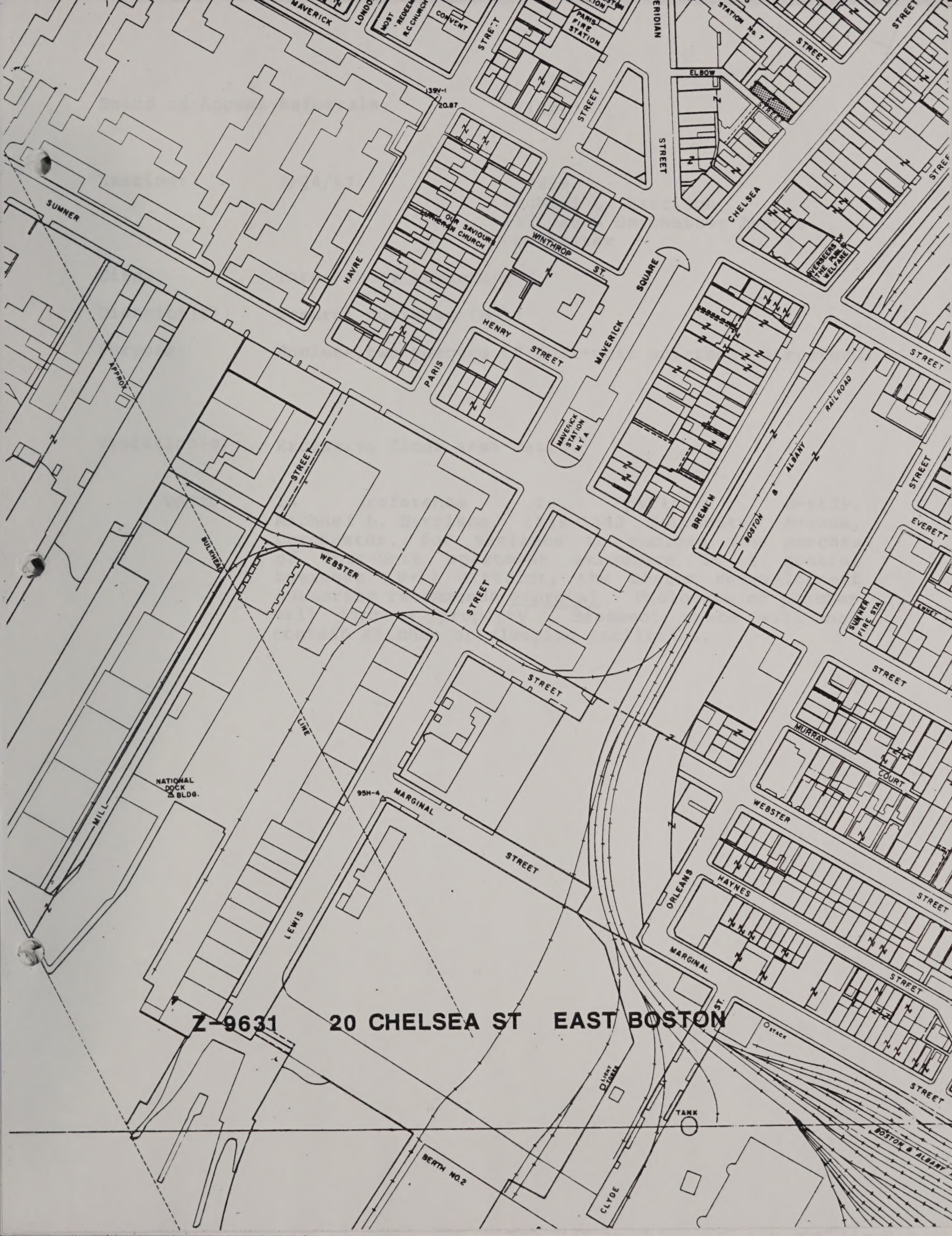
Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9631, Anand Bassant, 20 Chelsea Street, East Boston, for forbidden use and three variances for change of occupancy from four to five apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Last year, the appellant received approval for change of occupancy to four apartments. Proposed fifth basement unit is an inappropriate increase in the density of this building and in the congested multifamily neighborhood known as Paris Street flats in which flooding is a reported problem. Three-family dwellings predominate the area. Addition of a basement unit would create inadequate living conditions. Plans are unclear with respect to compliance with Inspectional Services Department standards for basement apartments.

Z-9631 20 CHELSEA ST EAST BOSTON



Z-9631

20 CHELSEA ST

EAST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87

Z-9639

Michael L. Harrison
1538-1540 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): General business (B-1)

Purpose: Enclose two porches of four-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9639, Michael L. Harrison, 1538-1540 Dorchester Avenue, Dorchester, for variance to enclose two porches of four-unit apartment structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Enclosure of porches will improve property. Basement space will not contain kitchen or sleeping facilities.



Z-9639 1538-1540 DORCHESTER AVE DORCHESTER

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9640
Milestone Properties
89 Park Drive
Boston

Site: Four-story structure

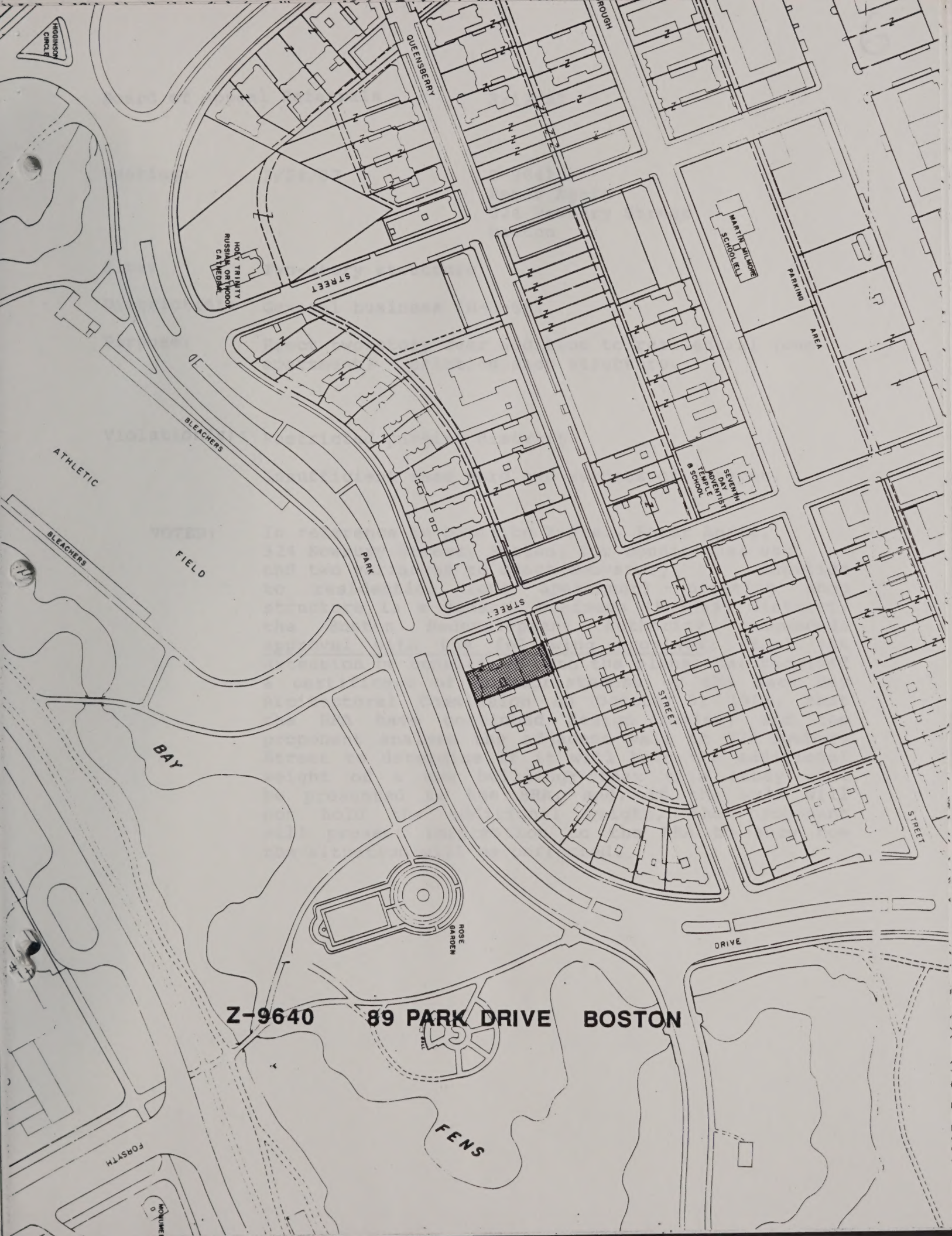
District(s): Apartment (H-2)

Purpose: Construct basement apartment unit.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9640, Milestone Properties, 89 Park Drive, Boston, for variance to construct basement apartment unit in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that apartment complies with Inspectional Services Department standards for basement apartments. Unit has sufficient light and air, ceiling height, and secondary egress.

Z-9640 89 PARK DRIVE BOSTON



Z-9640

89 PARK DRIVE

BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9641
Peter Agris
324 Newbury Street
Boston

Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Erect two-story rear addition to residential (one apartment) - printing shop structure.

Violation(s): Restricted parking district.

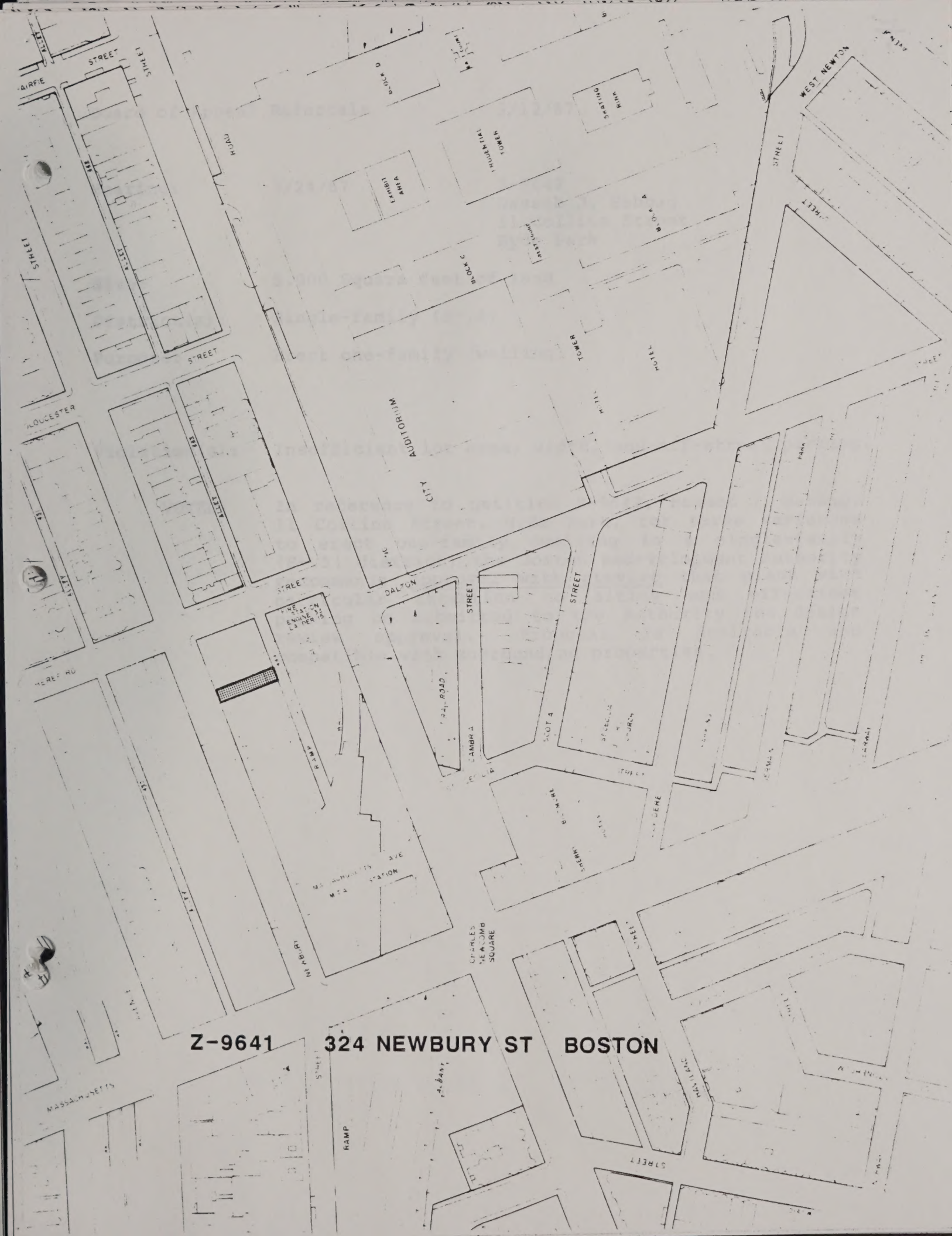
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-9641, Peter Agris, 324 Newbury Street, Boston, for conditional use and two variances to erect two-story addition to residential (one apartment) - printing shop structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the extension be consistent with the plans that received a certificate of appropriateness by the Back Bay Arcitectural Commission on October 8, 1986; that the BRA have continued design review; and the proponent analyze the adjacent wall at 326 Newbury Street to determine if it will hold the additional weight of a new building; that this study will be presented to the BRA, and, if the wall will not hold the additional weight, the proponent will present information to the BRA to show how the situation will be corrected.

Z-9641

324 NEWBURY ST

BOSTON



Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9642
Nasseb J. Sabbag
11 Collins Street
Hyde Park

Site: 5,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-9642, Nasseb J. Sabbag, 11 Collins Street, Hyde Park, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to siting and off-street parking be submitted to the Authority for design review approval. Proposal is desirable and compatible with surrounding properties.



Z-9642

11 COLLINS ST HYDE PARK

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9643
James Rosatto & James Stella
328 Princeton Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9643, James Rosatto & James Stella, 328 Princeton Street, East Boston, for variance to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. This proposal cannot be properly reviewed until appellant submits adequate site and floor plans.



Z-9643

328 PRINCETON ST

EAST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9644
Harvard Realty Trust
223 Harvard Avenue
Allston

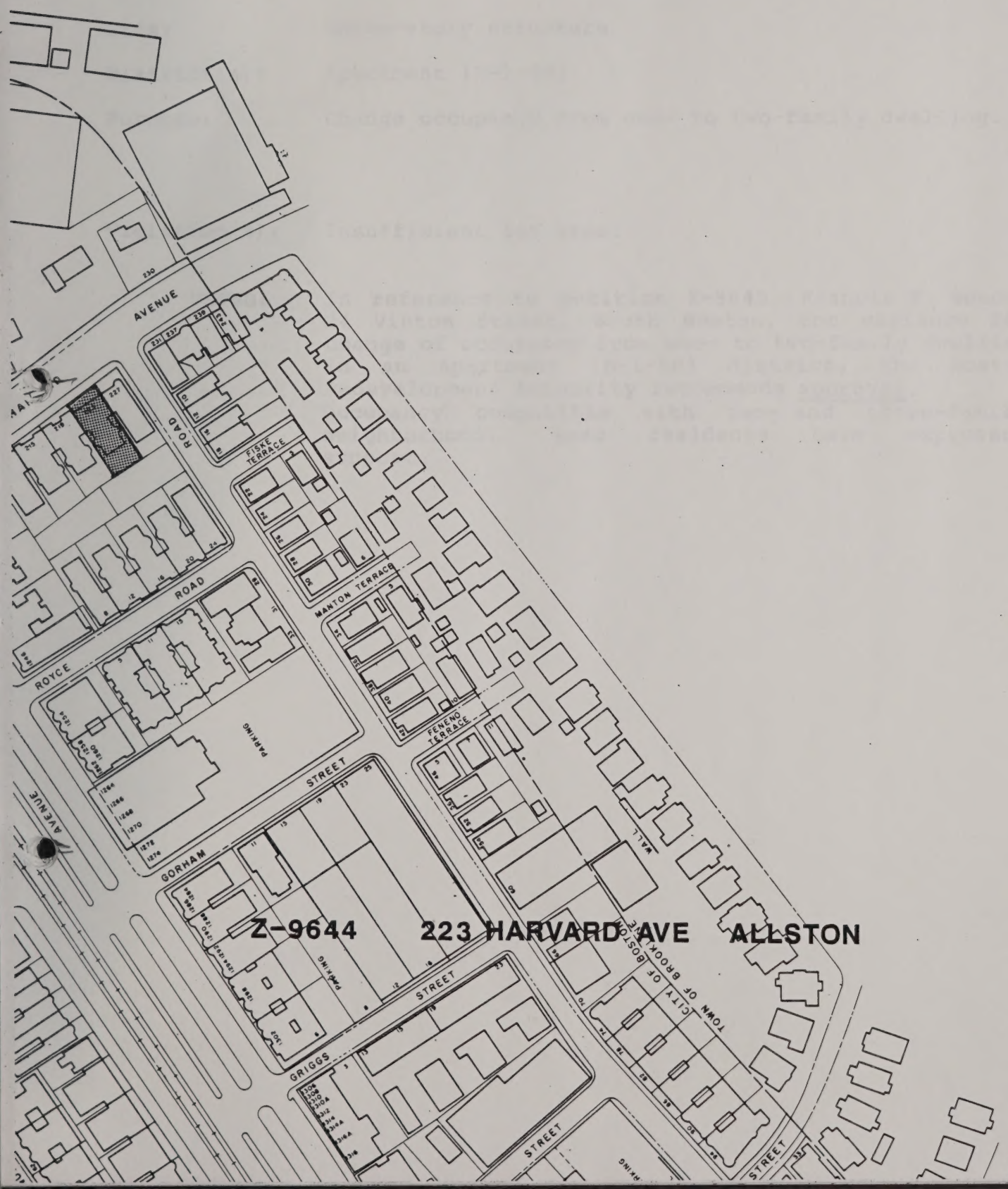
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 10 apartments to 12 apartments,
laundromat and real estate office.

Violation(s): Laundromat and real estate office are forbidden
uses.

VOTED: In reference to petition Z-9644, Harvard Realty Trust, 223 Harvard Avenue, Allston, for two forbidden uses for change of occupancy from 10 apartments to 12 apartments, laundromat, and real estate office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of signage be submitted to the Authority for design review approval. Essentially, laundromat and real estate office will be located in basement and former first-floor commercial space will be converted to residential use.



Z-9644

223 HARVARD AVE ALLSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87

Z-9645
Francis P. Woods
24 Vinton Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9645, Francis P. Woods, 24 Vinton Street, South Boston, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancy compatible with two- and three-family neighborhood. Area residents have expressed support.



Z-9645

24 VINTON ST SOUTH BOSTON

COLUMBUS
PARK

Hearing: 3/24/87 Z-9646
Nicola R. DiLibero
464 Bremen Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from retail store, garage, repair shop offices, manufacturing and processing of food products to same uses and additional retail store.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9646, Nicola R. DiLibero, 464 Bremen Street, East Boston, for variance for change of occupancy from retail store, garage, repair shop, offices, retail store, manufacturing and processing of food products to same uses and additional retail store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a short-term off-street parking plan be submitted to the Authority for approval; that plans be submitted to the Authority for design review approval. It is necessary for the applicant to change the occupancy because of the proposed inclusion of a 24-hour convenience store. Day Square is a mix of small businesses and food-and beverage-related uses. A convenience store at this location would complement the growing services within the Square. The Square also forms the junction of several heavily trafficked East Boston roadways, is very congested and can be hazardous for pedestrians. It is necessary to secure short-term parking spaces to avoid double and triple parking for short trips to the store. The applicants are also negotiating a lease on a large state-owned lot which will provide parking for the other tenants in the building and for other Day Square merchants. This proposed parking lot will increase the availability of parking in the Square for customers. Design review is necessary to define facade treatment reflective of common elements in Day Square and secure a reasonable delivery schedule so as not to interfere with traffic in Day Square.



Z-9646

464 BREMEN ST EAST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9647
Owen Kiernan
50 H Street
South Boston

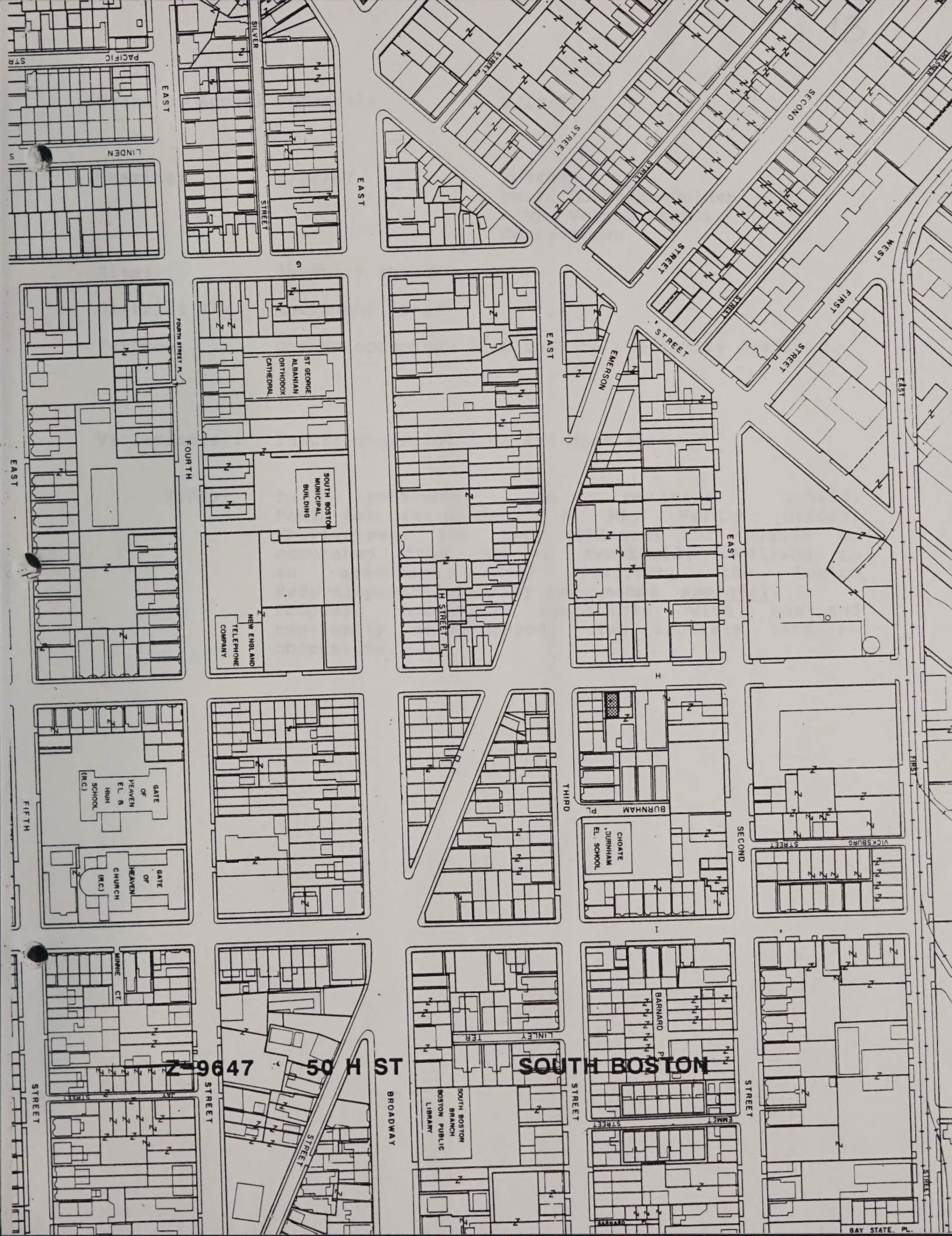
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect three rear deck addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9647, Owen Kiernan, 50 H Street, South Boston, for variance to erect three rear deck additions to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Decks will provide second means of egress.



9647

50 H ST

SOUTH BOSTON

SOUTH BOSTON
BRANCH
BOSTON PUBLIC
LIBRARY

BARNARD
DUNHAM
EL. SCHOOL

CHOATE
DUNHAM
EL. SCHOOL

BURNHAM

ST. GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

GATE
OF
HEAVEN
EL. &
HIGH
SCHOOL
(M.C.)

GATE
OF
HEAVEN
CHURCH
(M.C.)

BAY STATE, PL.

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9648
Paula Lesiczka-Golden
4 Mt. Vernon Street
Charlestown

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9648,
Paula Lesiczka-Golden, 4 Mt. Vernon Street,
Charlestown, for two variances for change of
occupancy from one- to two-family dwelling in
an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval.
Proposed occupancy compatible with one- and
two-family neighborhood. Two abutters have no
objections.



Z-9648

4 MT. VERNON ST CHARLESTOWN

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9652
Public Facilities Department
29-31 Bicknell Street
Mattapan

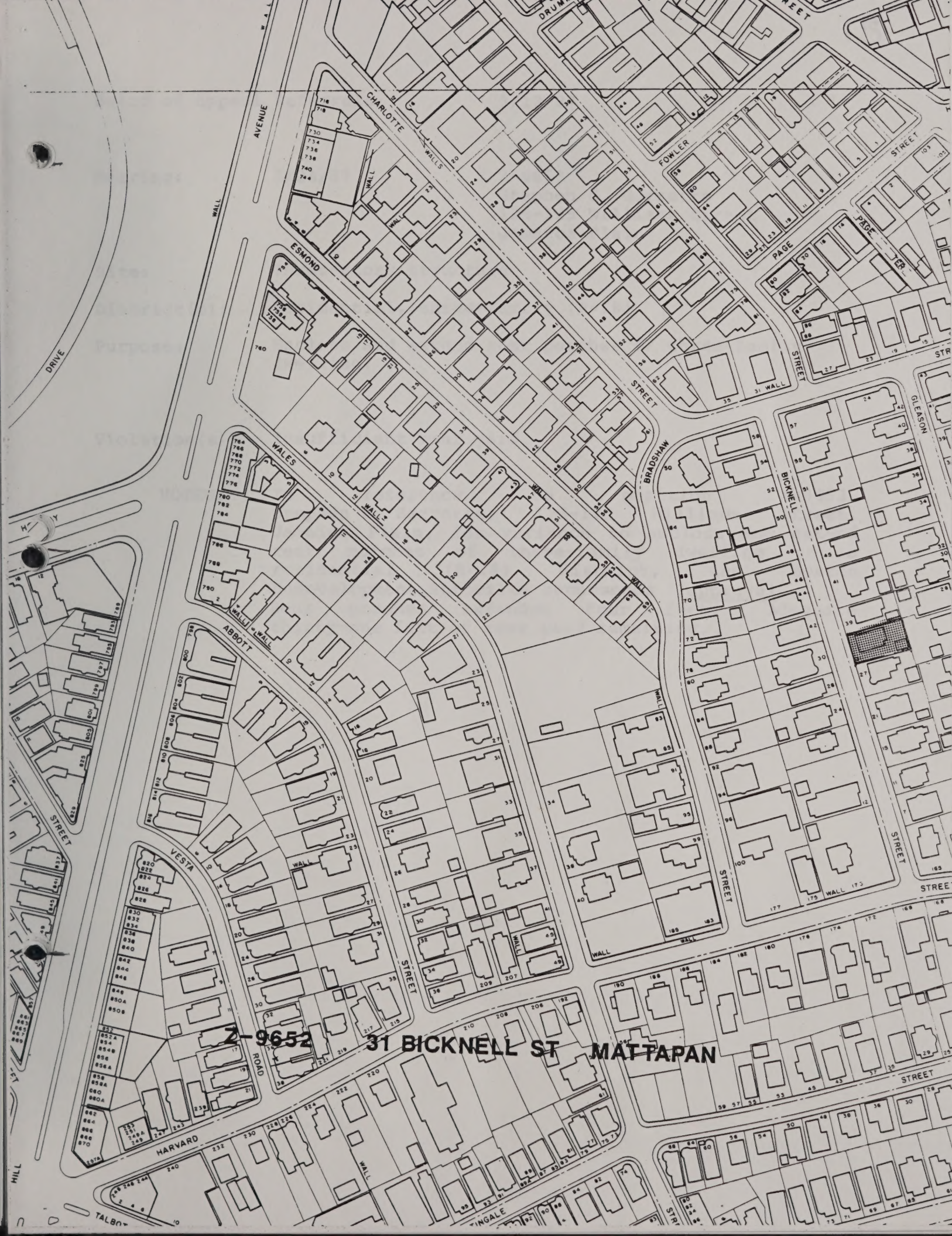
Site:

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family modular dwelling.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-9652, Public Facilities Department, 29-31 Bicknell Street, Mattapan, for two variances to erect two-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Public Facilities Department land disposition project for affordable housing. Two-family dwelling is compatible with existing properties on Bicknell Street and the surrounding neighborhood.



2-9652 31 BICKNELL ST MATTAPAN

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9653
Stephen C. Serrette
123-125 Williams Street
Jamaica Plain

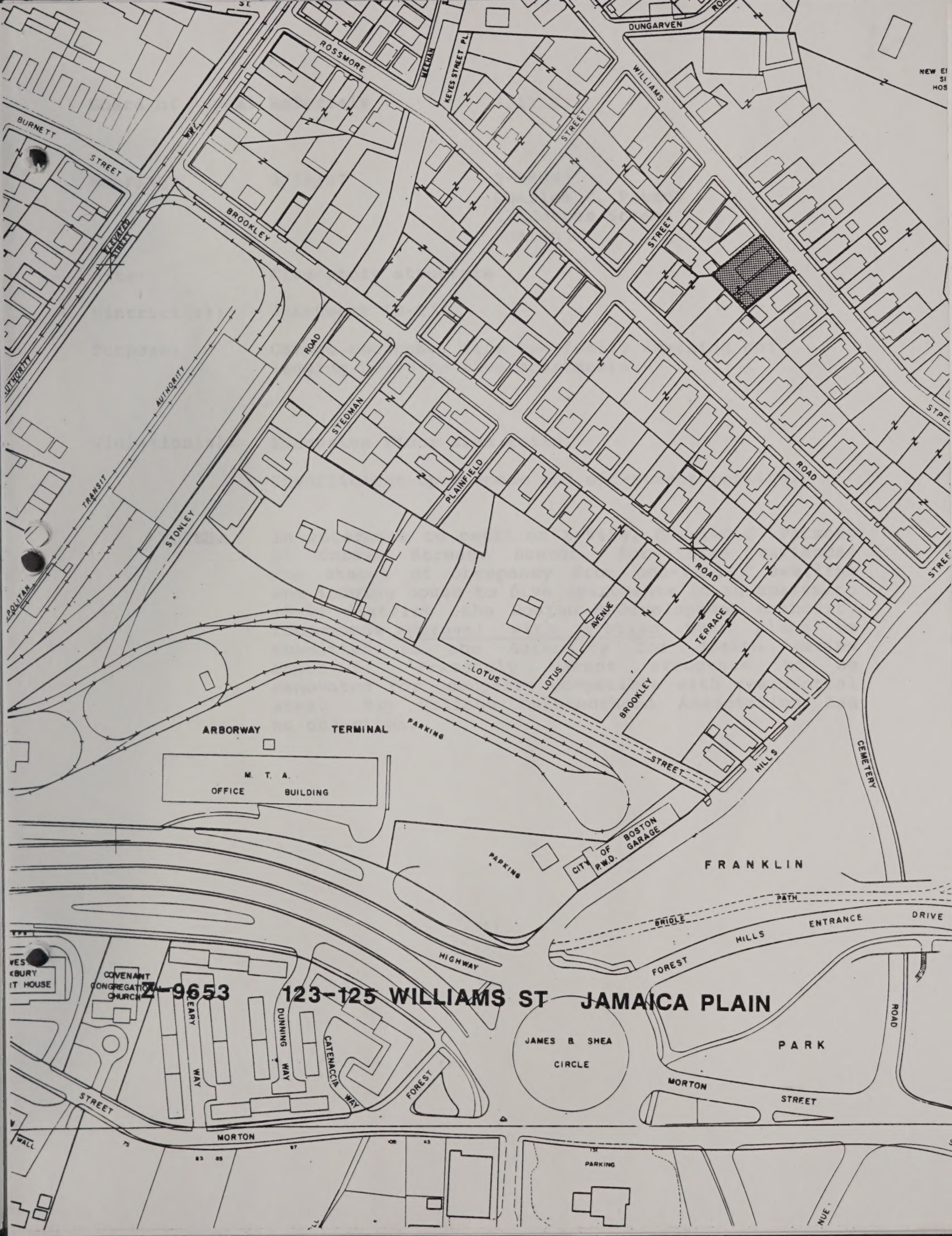
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose and extend rear porches of three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9653,
Stephen C. Serrette, 123-125 Williams Street,
Jamaica Plain, for variance to enclose and extend
rear porches of three-family dwelling in a
residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Rear porches extended four feet. Adequate
thirty-one feet of rear yard remaining.



ARBORWAY

TERMINAL

PARKING

M. T. A.
OFFICE BUILDING

LOTUS

PARKING

CITY OF
P.W.D.
BOSTON GARAGE

FRANKLIN

BRIDLE PATH
HILLS ENTRANCE DRIVE

FOREST

PARK

MORTON

STREET

MORTON

JAMES B. SHEA
CIRCLE

PARKING

NUE

2-9653 123-125 WILLIAMS ST JAMAICA PLAIN

16

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9654
Charles C. Patsos
17 Cortes Street
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one-family dwelling and
lodging house to five apartments.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9654, Charles C. Patsos,
17 Cortes Street, Boston, for three variances
for change of occupancy from one-family dwelling
and lodging house to five apartments in an apartment
(H-2) district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Presently vacant structure to be
renovated for occupancy compatible with residential
area. Bay Village Neighborhood Association has
no objection.



Z-9654

17 CORTES ST

BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9655
Jeremy T. Ko
107 Saratoga Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9655, Jeremy T. Ko, 107 Saratoga Street, East Boston, for three variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. This neighborhood of East Boston is a multifamily area. Legalization of the two-family dwelling is consistent with the character of the neighborhood and provides efficient, large, rental units without placing a burden on the area's capacity to accommodate additional housing.



Z-9655

107 SARATOGA ST

EAST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9656
BHW Realty Trust
90-96 Hammond Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Combine lots; change occupancy from 16 to 24 apartments and erect one-story addition.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9656, BHW Realty Trust, 90-96 Hammond Street, Boston, for three variances to combine lots, change occupancy from 16 to 24 apartments and erect one-story addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must meet with community and Authority to discuss and resolve density, open space, and off-street parking concerns.



Z-9656

98-96 HAMMOND ST BOSTON

Board of Appeal Referrals

3/12/87

Hearing: 3/24/87 Z-9657
Bruce R. Applebaum
34 Juniper Street
Roxbury

Site: Three-family dwelling.

District(s): Residential, three-family (R-.8)

Purpose: Extend rear deck and erect front porches.

Violation(s): Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-9657, Bruce R. Applebaum, 34 Juniper Street, Roxbury, for three variances to extend rear deck and erect front porch additions to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Porch addition will enhance property.



Z-9657

34 JUNIPER ST

ROXBURY

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9658
120 Highland Street Realty Trust
120 Highland Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize four-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9658, 120 Highland Street Realty Trust, 120 Highland Street, Roxbury, for variance to legalize four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. Structure vacant and abandoned. No record of legal occupancy. Violation is minimal. The Fort Hill-Highland Park area is undergoing extensive rehabilitation in addition to new housing construction. Primary concern of residents is the provision of off-street parking.



HIGHLAND

ROXBURY STANDOFF
U.S.C. 9658

HIGHLAND PARK ST

AVENUE

STREET

HAWTHORNE

HOLY TRINITY

HIGH SCHOOL (I.C.)

ELLIS

ST

STREET

HIGHLAND

FULDA

VALENTINE

Z-9658

120 HIGHLAND ST ROXBURY

VALE

MARCELLA

JOHN J. CONNOLLY

PLAYGROUND

STREET

KINGSBURY

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9659
Enrico V. & Brenda S. Pinardi
87R Child Street
Hyde Park

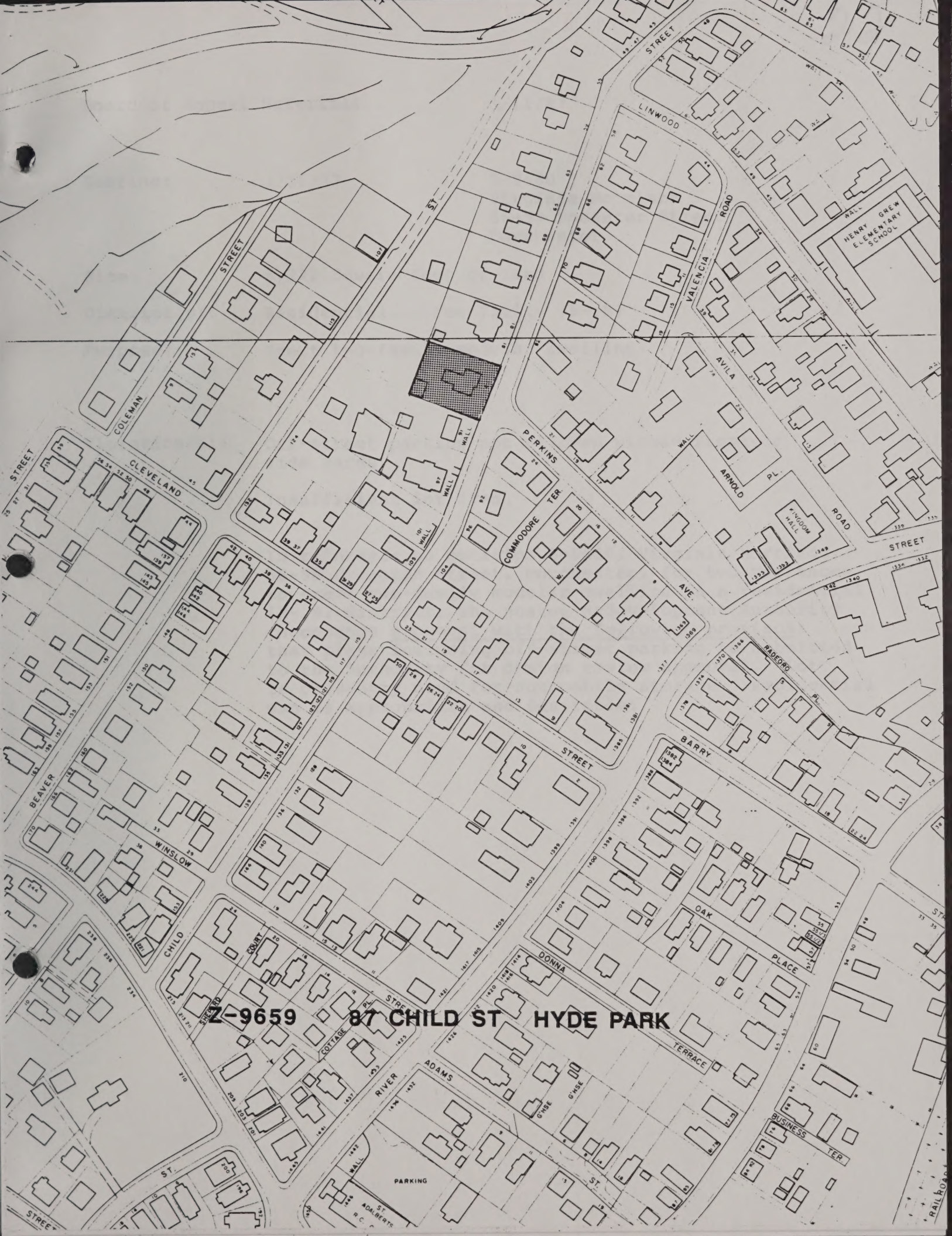
Site: Three-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy - artists' studio and workshop.

Violation(s): Studio-workshop is forbidden use.

VOTED: In reference to petition Z-9659, Enrico V. & Brenda S. Pinardi, 87R Child Street, Hyde Park, for forbidden use to legalize occupancy as artists' studio workshop in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the studio-workshop not be used for living purposes; that there be no retail operation. Proposal will provide facilities for appellants who are artists. Structure will be significantly rehabilitated.



Z-9659

87 CHILD ST HYDE PARK

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9660
Virginia Morrison
56-58 Rosseter Street
Dorchester

Site: 6,222 Square feet of land

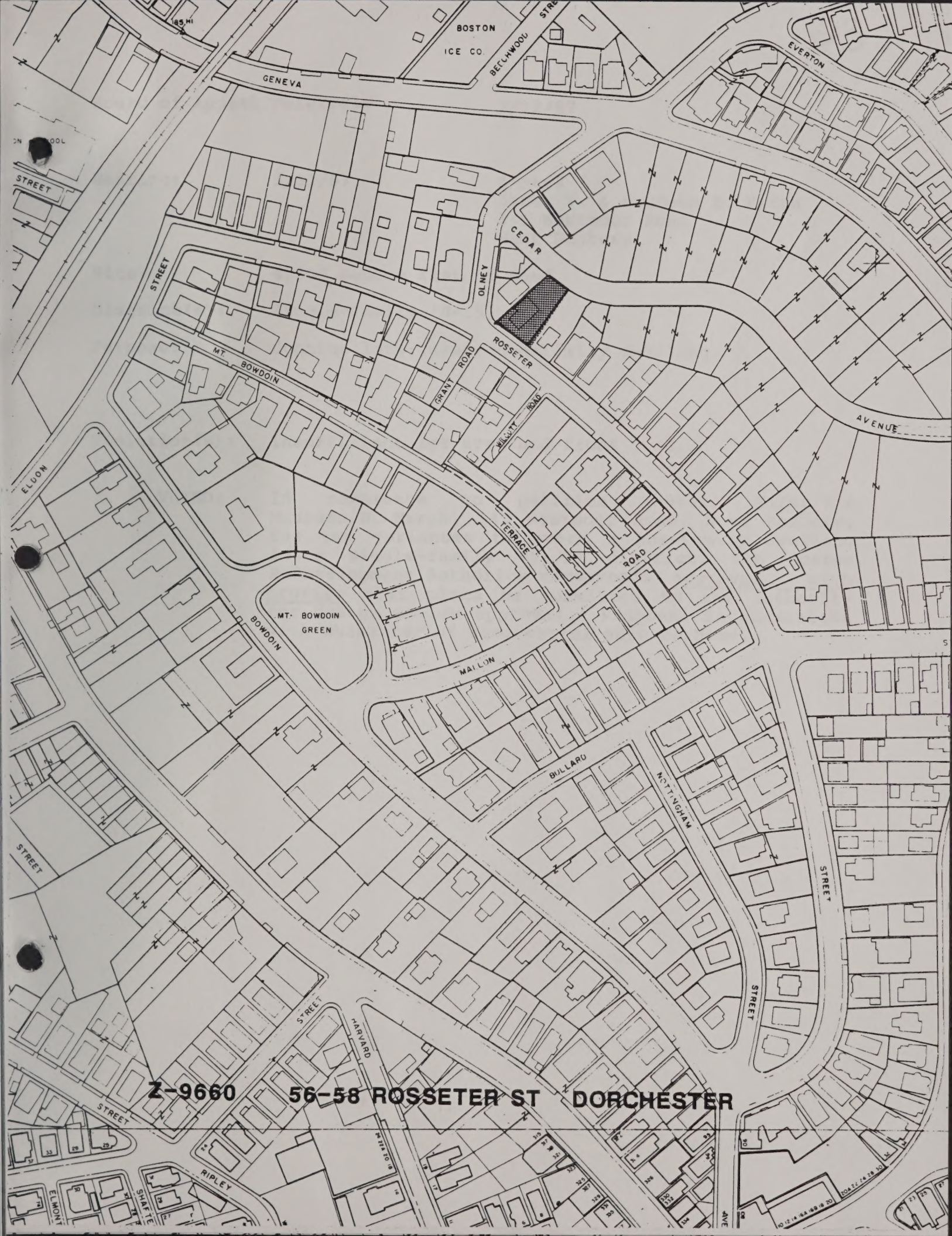
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family modular dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area.

In reference to petition Z-9660, Virginia Morrison, 56-58 Rosseter Street, Dorchester, for two variances to erect two-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans including off-street parking be submitted to the Authority for design review approval. Lot is presently used for automobile storage. Residential use is appropriate and desirable.



Z-9660

56-58 ROSSETER ST

DORCHESTER

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9662
Zafer Y. & Maureen B. Farah
145 Westmoor Road
West Roxbury

Site: 4,800 Square feet of land

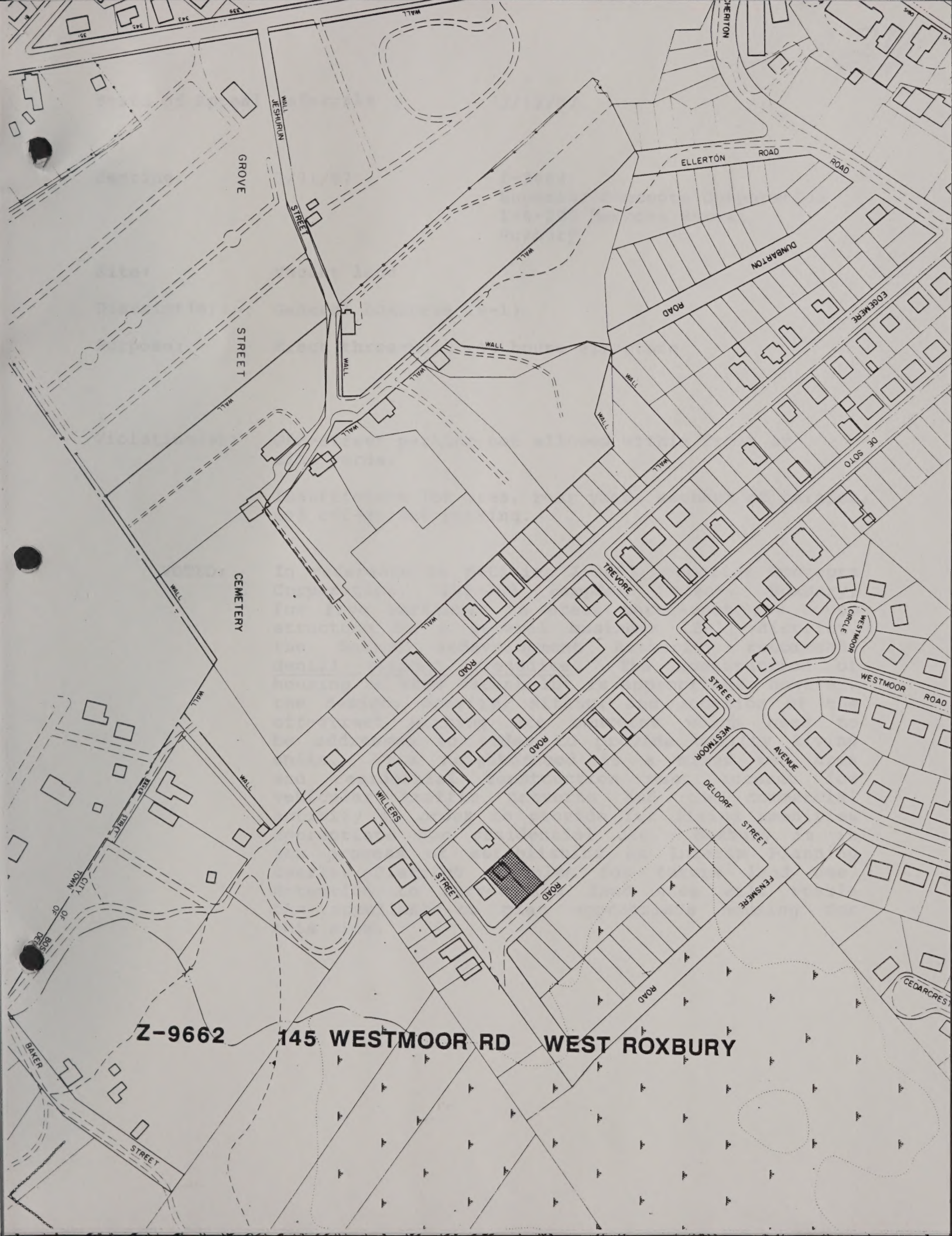
District(s): Single-family (S-.5)

Purpose: Combine lots; erect one-family dwelling.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-9662, Zafer Y & Maureen B. Farah, 145 Westmoor Road, West Roxbury, for two variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is consistent with character of residential neighborhood.

Z-9662 145 WESTMOOR RD WEST ROXBURY



Z-9662

145 WESTMOOR RD

WEST ROXBURY

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9663
Superior Concepts Corporation
196-200 Hampden Street
Roxbury

Site: Vacant land

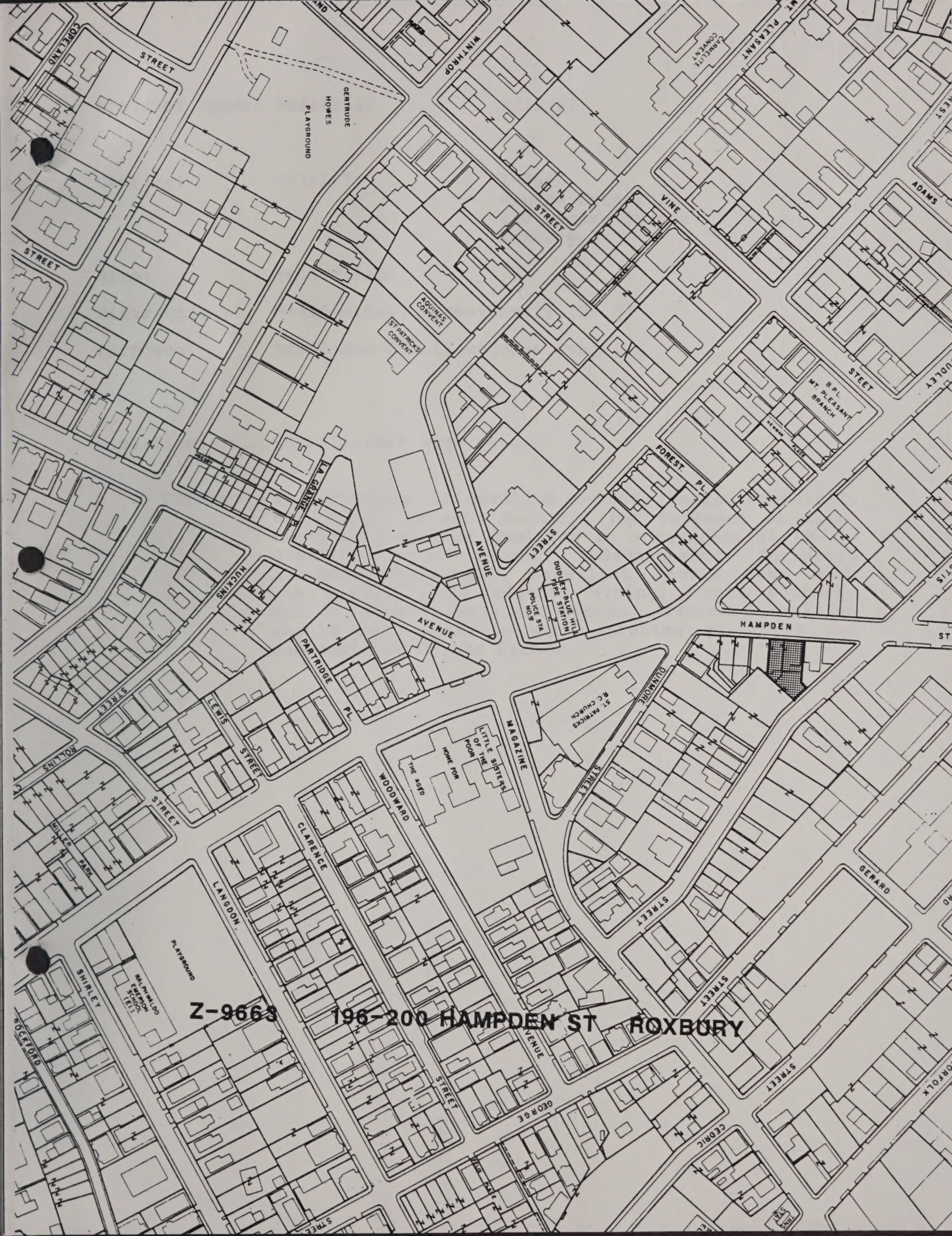
District(s): General business (B-1)

Purpose: Erect three-unit row house structure

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area, rear yard, setback of parapet, and off-street parking.

VOTED: In reference to petition Z-9663, Superior Concepts Corporation, 196-200 Hampden Street, Roxbury, for five variances to erect three-unit row house structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The construction of housing on this vacant lot is appropriate, however, the design, density, siting, and location of the off-street parking are concerns which need to be addressed in order to provide quality living units. This neighborhood is a mixed use area and residential construction must account for vehicular traffic patterns and the commercial activity in order to provide for living amenities appropriate for residential use. Roxbury is in the process of establishing an Interim Planning Overlay District to plan for future land use. Attention to surrounding land uses will enable the appellant to plan appropriate housing for this site.



Z-9663

196-200 HAMPDEN ST

ROXBURY

Board of Appeal Referrals

3/12/87

Hearing: 3/31/87 Z-9664
Sandra Cotterell
810 Parker Street
Roxbury

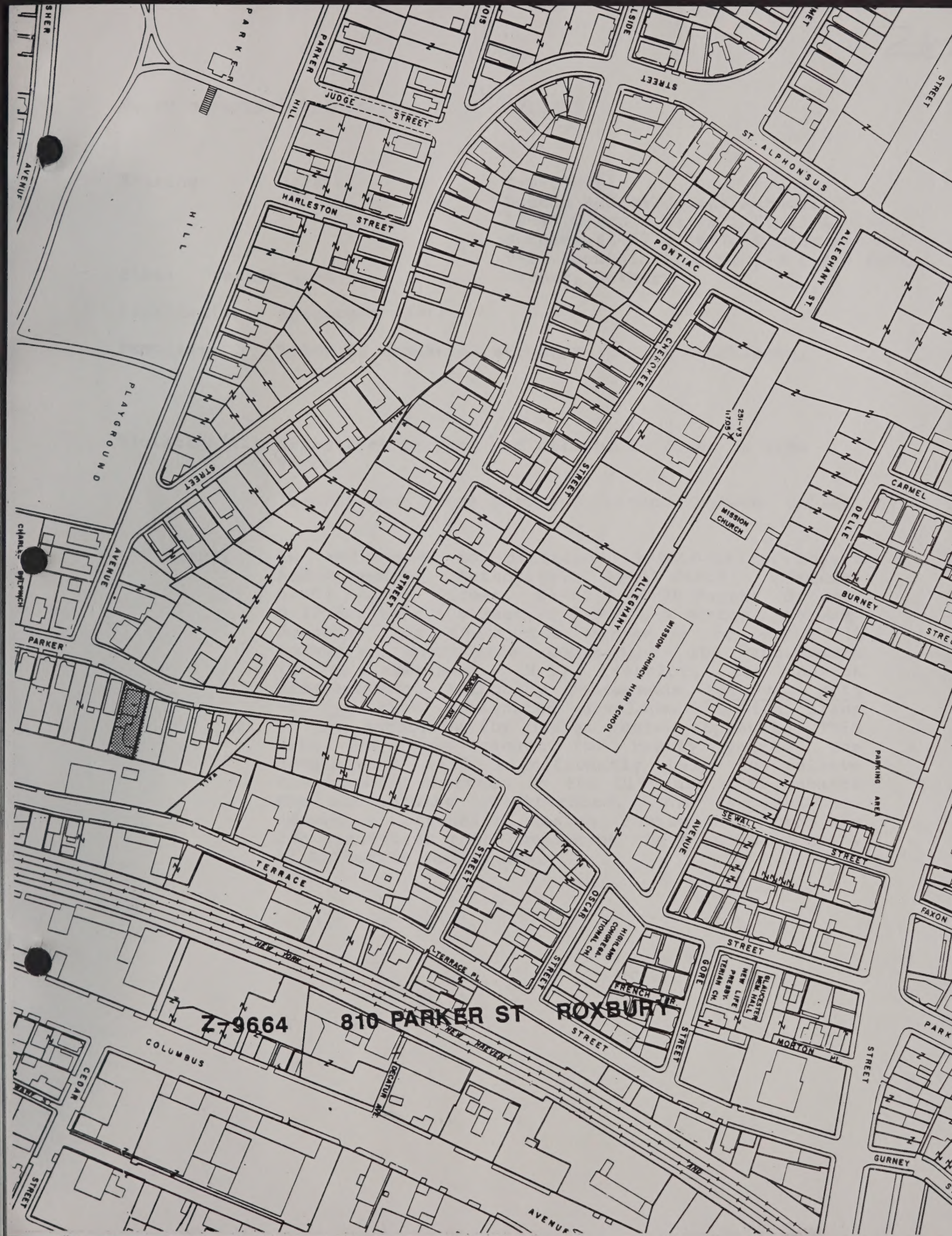
Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9664, Sandra Cotterell, 810 Parker Street, Roxbury, for variance to erect one-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with the Authority to address siting, front setback, and off-street parking concerns. Proposed dwelling should be compatible with existing character and and scale of Parker Street.



Z-9664

810 PARKER ST

ROXBURY

Board of Appeal Referrals

3/12/87

Hearing: 3/12/87

Z-9600-9611

Boston Redevelopment Authority
19-47 Circuit Street, 57-63 Alpine
Street, 43-67 & 46-70 Regent Street,
9-27 Fountain Street, 1-9 & 2-6 Herman
Street, Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect 62 townhouse structures - 106 apartments.

Violation(s): Off-street parking not allowed in front or side
yards.

Insufficient front yard and distance between buildings.

VOTED: In reference to petitions Z-9600-9611, Boston Redevelopment Authority, 19-47 Circuit Street, 57-63 Alpine Street, 43-67 & 46-70 Regent Street, 9-27 Fountain Street, 1-9 & 2-6 Herman Street, Roxbury, for twenty-two variances to erect 62 townhouse structures containing 106 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that designated developer submits plans to the Authority for design review approval. This site has been vacant for twenty years. The development will significantly help to relieve the housing shortage in the City and will enhance the surrounding neighborhood. The proposal has undergone extensive design review and provides for structures that complement the historic quality of Roxbury's residences.

